

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/22/01113	Your Ref:	APP/21/00601
EH Case Officer Extn:	44 6666	Date:	30 August 2022
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/21/00601		
Site Address:	Land adjacent to Bosmere Medical Centre, Solent Road, Havant		
Proposed Development:	Proposed Portsmouth Water Headquarters building (Use Class E(g)(i) use) and new employment premises (Use Class B2.B8/E(g)(iii) use); widened access onto Solent Road; and associated access, car parking, landscaping and works; including the felling of 7No. trees the subject of TPO No.1801 in order to improve the access and allow for the development		

Observations / Comments:

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I have read the documentation provided by the applicant, and can comment as follows:
The most recent noise assessment carried out at an additional two points adjacent nearest residential receptors, has shown a significant decrease in night time background noise levels adjacent the residential properties in Brockhampton Road, as opposed to those at the original monitoring point. No night time measurements were achievable adjacent residential properties in Brockhampton Lane.

However it is advised by the consultant that there are no changes to the conclusions of the report, and that no adverse noise effects are predicted as a result of the construction or operation of the development, either during the daytime or night time periods.

The proposal is for an office block plus 4 commercial units in flexible B2/B8 or E(g)(iii) use. There is obviously no indication at this time as to what businesses may occupy these units in the future, and what fixed or mobile plant including air moving plant and / or equipment, may be required by individual tenants, including any additional plant to be associated for the suggested office tenants. This will require a condition to ensure any necessary mitigation measures are provided to ensure no adverse impact on nearby residential receptors.

Whilst this office raises no further objection to this application, I would ask that the following conditions and informative, be included in any approved condition notice:

Condition 1: Noise from plant and equipment

Each industrial unit and office tenants, shall provide an acoustic assessment to show that the rating level of any plant and / or equipment, fixed or mobile, for use as part of their unit, will be at least 5 dB below the existing background levels, which must be submitted to and approved in writing by the Local Planning Authority. The assessment must be carried out by a suitably qualified acoustic consultant / engineer and be in accordance with BS4142: 2014 Methods for rating and assessing industrial and commercial sound. Background levels have been established at nearest residential receptors, as per the TRC Noise Impact Assessment report dated March 2022.

Reason: To ensure the amenities of nearby residential properties are not impacted upon by any external noise levels and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Condition 2: Construction Environmental Management Plan

The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The following should be added to the previously submitted CEMP and should be in operation for all phases of the development i.e. demolition, excavation, clearance and construction: The plan should include, but not be limited to:

- a. Procedures for maintaining good public relations including complaint management, public consultation and liaison and site management contact details
- b. Arrangements for liaison with the Council's Pollution Control Team
- c. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08:00 Hours and 18:00 Hours on Mondays to Fridays and 08:00 and 13:00 Hours on Saturdays and at no time on Sundays and Bank Holidays.
- d. Deliveries to and removal of materials, plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- e. Details of measures to be employed to control the emission of noise during the above phases to be provided. BS5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise, and Part 2: Vibration (BSI, 2014v) provide guidance on the requirements and indicative noise and vibration levels and criteria;
- f. Procedures for emergency deviation of the agreed working hours
- g. Measures for controlling the use of site lighting during all phases, whether required for safe working or for security purposes, to ensure no impact on any nearby residential receptors;
- h. Control measures for dust and other air-borne pollutants. It should advise as to what measures are to be put in place for the control of any dust that might emanate from the development site. Furthermore the methods of dust control should be in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities, and also the IAQM Guidance on the assessment of dust from demolition and construction 2014.
It should also be noted that besides the keeping of haul roads damp during dry weather conditions, any areas where tracked excavators, dozers and the like are working, are also be kept damp at all times;
- i. No bonfires to take place on the site at any time;
- j. A scheme for recycling/disposing of waste resulting from demolition and construction works is to be implemented

Reason: To minimise disturbance to all nearby sensitive receptors and to ensure the amenities of the surrounding occupiers are not unduly impacted upon, during all phases of the development.

Condition 3: Piling

The least intrusive noise and vibration method of piling shall be employed at this site. This should be accompanied by a justification as to the reasons why a particular piling method has been chosen, and additionally the proposed mitigation methods to be employed, to ensure minimal impact on nearest residential receptors.

Reason: To ensure the amenities of nearby residential properties are not impacted upon by any external noise or vibration levels during any piling operations, and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Informative:**External Lighting:**

It would appear from the submitted lighting assessment, that there should be limited, if any, impact on neighbouring properties. However if complaints should arise after completion, as a result of light spill / nuisance impacting on residents enjoying the amenities of their properties, this will be investigated under the relevant nuisance legislation, & the developer may thereafter be required to carry out any remedial measures to mitigate said impact. It is also considered that the lighting to be provided, can potentially be on throughout the hours of darkness if there is a 24 hour operation at any of the units.

Please do not hesitate to contact me if you wish to discuss any of the above matters raised or would like further explanation.

The above comments shall in no way prejudice any response / comments that may be or have been, submitted by Jonathan Driver, Environmental Control officer, Environmental Health.

A handwritten signature in dark ink, appearing to read 'Mark Moss', with a stylized, looped design.

Mark Moss
Regulatory Officer
Environmental Health